

# **Virtual Shell Building**

## **York River Commerce Park**

**162,000 square feet**



**York County Office of Economic Development**

**(757) 890-3317; 1-888-296-7582 (toll free)**

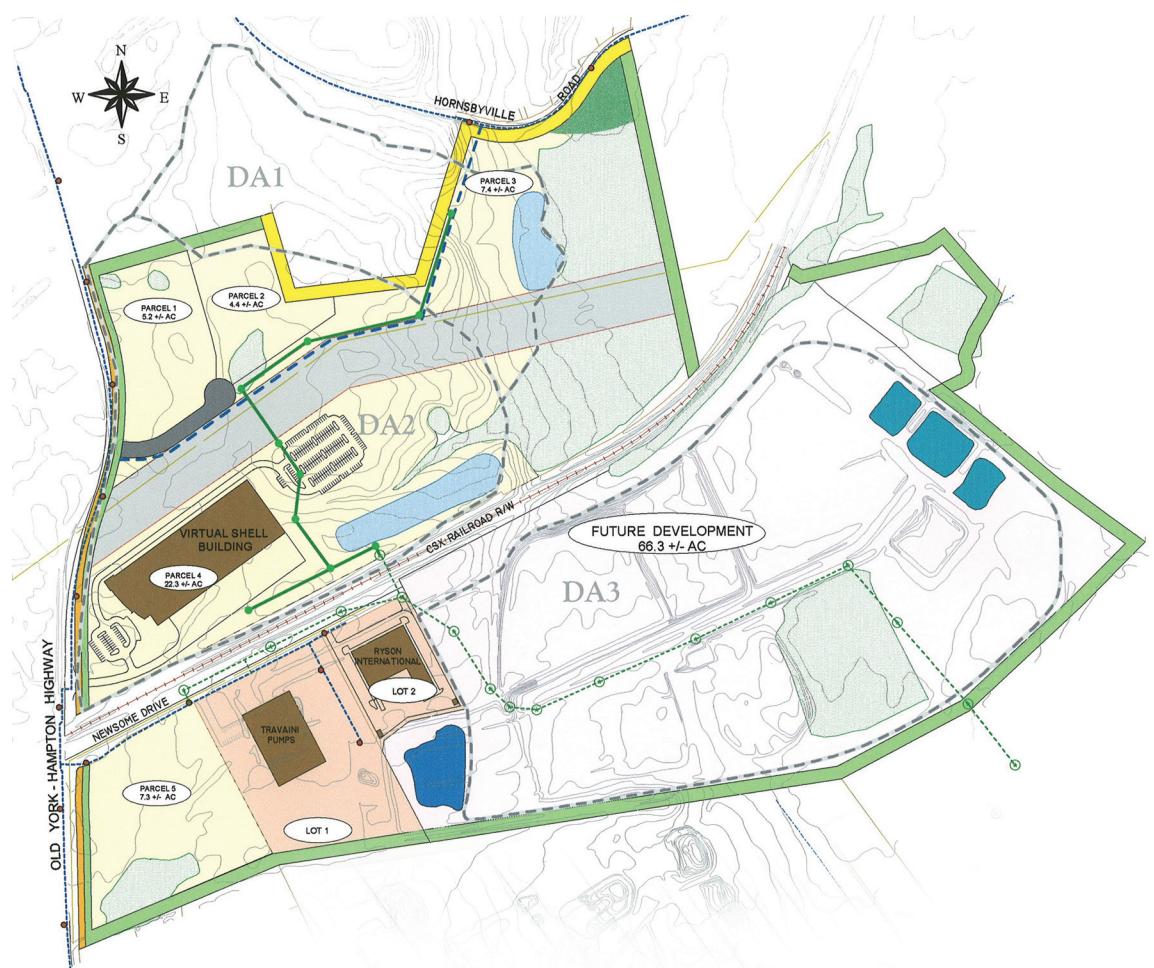
**econdev@yorkcounty.gov**





<b>LOCATION:</b>	York River Commerce Park
<b>SITE:</b>	23.64 Acres
<b>BUILDING:</b>	161,890 S.F. Total. Pre-approved site and building plans completed and fully permitted upon specification by tenant.
<b>OFFICE AREA:</b>	Two-story office achievable for larger administrative uses. Built to Tenant Specification.
<b>COLUMN SPACING:</b>	50' X 50'
<b>CEILING HEIGHT:</b>	24' Clear. High bay possible along each column line to accommodate manufacturing processes requiring high clearance.
<b>LOADING:</b>	Truck docks possible at over 40 positions
<b>CAR PARKING:</b>	220 spaces
<b>STORAGE:</b>	Two storage silos on site
<b>ZONING:</b>	General Industrial (IG)
<b>RAIL:</b>	Flexible CSX Rail Service on site - available Monday through Friday
<b>UTILITIES:</b>	Fully served by 3-phase electric, natural gas, public water, public sewer, telephone, and fiber optics.
<b>SITE PLANS:</b>	Environmental audit and archaeological review completed. Wetlands identified and permitted. Stormwater retention basin designed and approved.

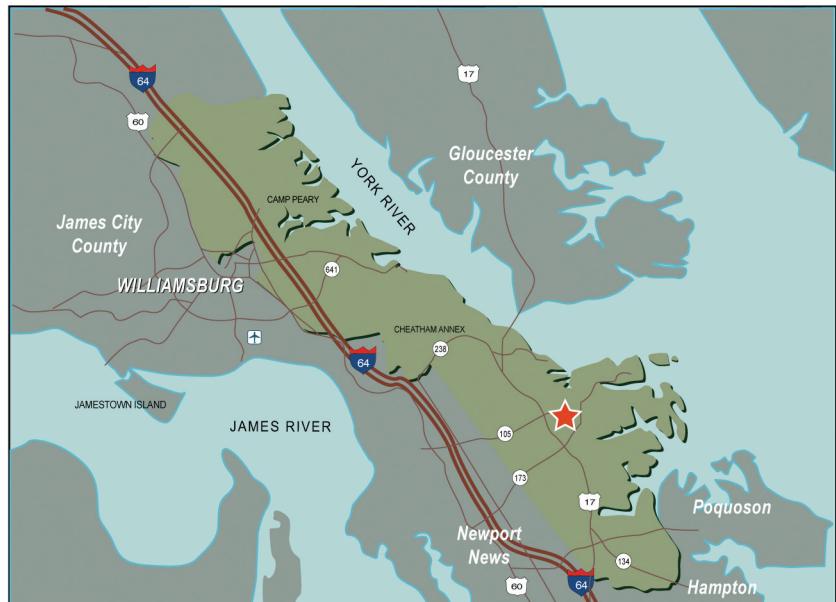
**Take a virtual tour at [www.yorkcounty.gov/econdev/](http://www.yorkcounty.gov/econdev/).**



## **YORK COUNTY, VIRGINIA**

Located in the heart of the Virginia Peninsula, York County stretches 27 miles from Williamsburg to Hampton and covers 108 square miles. The County is 20 minutes from the Port of Hampton Roads and less than an hour from Richmond. With more than 200 miles of coastline along the York River and Chesapeake Bay, waterfront property is abundant.

York County is one of the fastest growing areas in Virginia. Two thirds of the nation's population and three quarters of the nation's manufacturing activities are within 500 miles of York County. Low taxes, quality labor and a variety of development sites make York County a preferred business location.



**HAMPTON ROADS** - The Hampton Roads MSA is the largest market between Washington D.C. and Atlanta. Hampton Roads features the largest and fastest growing port in the country, a diverse economy, and a solid military sector with major military headquarters and the world's largest naval base. Businesses are attracted to Hampton Roads for a number of factors including a relatively low cost of living, a high quality of life, a well educated and ample labor force, and the area's aggressive pro-business growth attitude. The Hampton Roads area is the 27th Largest Metropolitan Statistical Area (MSA) out of the 271 US MSA's. With over 1.6 million people, Hampton Roads is the fourth largest MSA in the southeast behind only Atlanta, Tampa/St. Petersburg, and Miami. Hampton Roads is therefore more populous than many other prominent areas in the southeast such as Jacksonville, Orlando, Nashville, Richmond, Charlotte and Raleigh/Durham. The area's population grew by 166,000 people between 1990 and 2003. The Hampton Roads Planning District Commission predicts Hampton Roads will have more than 1.8 million residents by 2018.

**PORT OF HAMPTON ROADS** - Hampton Roads is home to the second busiest general cargo port on the east coast with 50 foot deep, year-round, ice-free harbor. The Port of Hampton Roads handles 39 million tons of cargo annually, including 1.6 million TEU's. General cargo has quadrupled and stevedore productivity has tripled to 3.54 tons per worker per hour over the past 20 years. Over 95% of the world's shipping lines call on the Port of Hampton Roads, linking Virginia to more than 250 ports in over 100 locations worldwide.

**TRANSPORTATION** - Hampton Roads is linked to domestic markets by one of the country's most modern interstate and highway systems. York County is easily assessible from the three nearby international airports and the Port of Hampton Roads via Interstate 64, 664, and Route 17. The Hampton Roads region enjoys exceptional cargo handling and transportation through the extensive rail service provided by Norfolk Southern and CSX. The combined rail system consists of 39,600 miles of tracks linking 22 states, including the entire eastern US and the province of Ontario, Canada.